

MINUTES OF THE REGULAR MEETING OF LODI HOUSING AUTHORITY, 50 BROOKSIDE AVENUE, LODI, NEW JERSEY AT 7:00 PM ON THURSDAY, NOVEMBER 16, 2023

Call to Order: Chairman Robert Marra called the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance: Chairman Marra requested everyone stand for the Pledge of Allegiance, and after the Pledge, the Vice Chairman made the following statement, "This Agenda is posted to inform the Public of actions being considered by the Authority's Board of Commissioners and its Executive Director/Secretary Treasurer. There may be additions and deletions prior to the Board Meeting before taking final action." The Chairman also stated the following, "This meeting has been publicly advertised in compliance with the Open Public Meeting Act."

Roll Call: In addition to Chairman Marra, the meeting was attended by Vice Chairman Paul V. Lynch and Commissioners Daniel J. Cody, Steven De Nobile, and Robert Riley, Jr. Commissioner Albert Di Chiara was absent.

The Meeting was also attended by Lodi Housing Authority Attorney Conrad M. Olear, Esq., Executive Director/Secretary Treasurer Thomas DeSomma, Deputy Executive Director Gary Luna, and Housing Manager/HRC/Recording Secretary Carol A. Ferrara.

Bids: None

Approval of Minutes:

Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile to approve the Minutes of the Regular Meeting held on October 19, 2023. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

Motion was made by Commissioner Cody and Seconded by Commissioner De Nobile to approve the Minutes of the Closed Session of the Meeting held on October 19, 2023. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

MINUTES OF REGULAR MEETING – NOVEMBER 16, 2023 (cont'd)

Hearing of Citizens: Since there were 2 Citizens in attendance, the Executive Director suggested to the Board to hear these citizens, first, so that they could leave the meeting early (if they chose to do so).

Motion was made by Commissioner Cody and Seconded by Vice Chairman Lynch to move the Hearing of Citizens to this section. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

- Two (2) North Main S/C Residents were in attendance (Sharon Moran (Apt. #5) and Eva Yewchuck (Apt. #7) to voice their concerns/complaints about 2 other North Main S/C Residents.

Communications:

- NJDCA Notice of FYE 09/30/24 Budget has been approved for Adoption – Final Adoption by the Board is scheduled for the 12/21/23 Regular Board Meeting

Report of Attorney:

- New:
- Updates:
- Any Other Pending Litigation/Personnel Matters to be Discussed:

REFER TO CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS FOR RELATED CORRESPONDENCE

Report of Accountant: Nothing at this time.

Report of Security: Nothing at this time.

Bills Agenda:

Motion to Approve the November 2023 Bills Agenda was made by Commissioner Cody and Seconded by Vice Chairman Lynch. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile* Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra**	NONE	*Commissioner De Nobile on #23 & #28 (DKNM Consulting, LLC) **Chairman Marra on #15 (Peckar & Abramson)	Commissioner Di Chiara

MINUTES OF REGULAR MEETING – NOVEMBER 16, 2023 (cont'd)

Report of Executive Director:

1. Contract Report:

AWARDED TO:		FOR:
A.	Buggin Out, LLC 159 Corabelle Avenue Lodi, NJ 07644	CY 2024 Exterminating Service Contract – All Complexes (Detailed Costs are in File)
B.		
I HEREBY CERTIFY THE “FUNDING AVAILABILITY” TO AWARD THE CONTRACTS, AS REFERENCED HEREIN AND FURTHER CERTIFY THAT ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.		
CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD		

AWARDED TO:		FOR:
AA.	Billy V’s Landscaping, LLC 16 Industrial Avenue Ridgefield Park, NJ 07660	CY 2024 Landscaping Contract – Grass Cutting/Edging for DVP only - \$1,300 monthly x 13 cuttings = \$15,600 annually
BB.		
I HEREBY CERTIFY THE “FUNDING AVAILABILITY” TO AWARD THE CONTRACTS, AS REFERENCED HEREIN AND FURTHER CERTIFY THAT ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.		
CONTRACT(S) LISTED ABOVE DOES/DO REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS NOT WITHIN EXECUTIVE DIRECTOR’S THRESHOLD TO AWARD		

**Motion to Approve the above-referenced Contract (AA) was made by Commissioner Cody and Seconded by Commissioner Riley.
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

2. Still no response from HUD – notification by REAC PHAS Score – 89% designating LHA as Standard Performer – need to re-appeal
3. Kitchen fire at Rennie #26 on 10/13/23 – Counsel requested incident investigation reports from LPD and Lodi Fire Marshal – report received from LPD only
4. Notice to affected Flat Rent Residents only – increase to flat rents for CY 2024
5. NJ Cash Management Fund balance was discussed with Board
6. Formal Notice of Preliminary Disciplinary Action was served on FL & CJ and employees requested to be heard in Open Session of Meeting; however, CJ texted Housing Manager that he would not be attending and FL failed to show.

MINUTES OF REGULAR MEETING – NOVEMBER 16, 2023 (cont'd)

Report of Deputy Executive Director/Administrator Section 8/Housing Manager:

1. USA Security Services, Inc. – refer to Attorney’s Report under Closed Session
2. LHA’s Submission to BCCD – Notice of 2024-2025 LHA going for Phase III of DVP domestic hot water tank
3. Following is ongoing work performed by outside contractors:
 - a. Step removal/brick repointing at DVP; and
 - b. Steel doors being installed.

Resolutions:

CONSENT AGENDA (Resolutions are matters covering operation of Lodi Housing Authority and will be passed by one roll call vote covering all items on the Consent Agenda.)

**Motion to Approve Resolutions by Consent Agenda was made by Chairman Marra and Seconded by Commissioner Cody.
Upon Roll Call, the Board voted as follows:**

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

1. Resolution #23-04	Approval of Board Meeting Dates for CY 2024
2. Resolution #23-05	Designation of Fund Commissioner for the NJPHA JIF for Fund Year 2024
3. Resolution #23-06	CY 2024 Acrisure LLC (dba Scirocco Group) PHA JIF Consultant Agreement
4. Resolution #23-07	Executive Director Retirement Effective 03/01/24 – Agreement/ Authorization/Payout of Accrued Leave Payments Over 2-Year Period
5. Resolution #23-08	Stipend for Re-Assignment of Work Duties for Supervisor of Accounts – Effective 12/01/23
6. Resolution #23-09	Authorization for Submission of Application for 2024-2025 Bergen County Community Development (BCCD) Grant Funding for Phase II of Replacement of DVP Domestic Hot Water Tank
7. Resolution #23-10	Appeal of 3 Notices of Violations Issued by Lodi Fire Marshal on 03/23/23
8. Resolution #23-11	Budget Revision #1 – PH & S8 Operating Budgets – FYE 09/30/24

Report of Commissioner: None

Unfinished Business: None

Old Business: None

New Business: None

Good & Welfare: None

Hearing of Citizens: Refer to Page 1 of Minutes

Closed Session:

MINUTES OF REGULAR MEETING – NOVEMBER 16, 2023 (cont'd)

Motion to End Regular Order of Business and go into Closed Session was made by Commissioner Cody. and Seconded by Commissioner De Nobile.

Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

Motion to End Closed Session and return to Regular Order of Business was made by Commissioner Riley and Seconded by Commissioner De Nobile.

Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

Adjournment:

Motion to Adjourn was made by Commissioner Riley and Seconded by Commissioner Cody. Upon Roll Call, the Board voted as follows:

AYES	NAYS	ABSTAINED	ABSENT
Commissioner Cody Commissioner De Nobile Commissioner Di Chiara Commissioner Riley, Jr. Vice Chairman Lynch Chairman Marra	NONE	NONE	Commissioner Di Chiara

Meeting was Adjourned at 8:00 PM and Chairman Marra declared the Regular Meeting closed.



THOMAS DeSOMMA
 Executive Director/Secretary Treasurer



ROBERT MARRA, Chairman or
PAUL V. LYNCH, Vice Chairman

Prepared by: Carol A. Ferrara
CAROL A. FERRARA
 Housing Manager/Recording Secretary

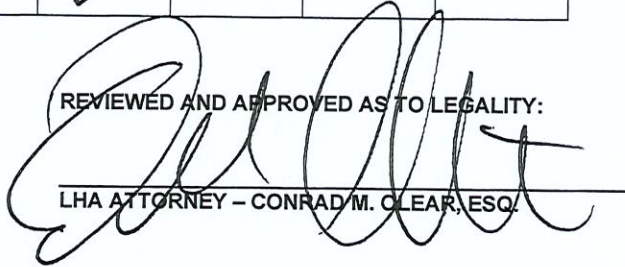
RESOLUTION NO. 23-04

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	✓			
Commissioner S. De Nobile	✓			
Commissioner A. Di Chiara				✓
Commissioner R. Riley, Jr.	✓			
Vice Chairman P. V. Lynch	✓			
Chairman R. Marra	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. CLEAR, ESQ.

APPROVAL OF BOARD MEETING DATES FOR CY 2024

BE IT RESOLVED, by the Housing Authority of the Borough of Lodi that the Public Meetings of Lodi Housing Authority will be held at the Lodi Housing Authority Community Room, 50 Brookside Avenue, Lodi, New Jersey in accordance with the Sunshine Law. Regular Meetings will be held according to the following schedule:

REGULAR MEETING	DAY	TIME
JANUARY 18, 2024	THURSDAY	7:00 P.M.
FEBRUARY 15, 2024	THURSDAY	7:00 P.M.
MARCH 21, 2024	THURSDAY	7:00 P.M.
APRIL 18, 2024	THURSDAY	7:00 P.M.
MAY 23, 2024 ANNUAL REORGANIZATION MEETING (REGULAR MEETING TO FOLLOW)	THURSDAY	7:00 P.M.
JUNE 20, 2024	THURSDAY	7:00 P.M.
JULY 18, 2024	THURSDAY	7:00 P.M.
AUGUST 15, 2024	THURSDAY	7:00 P.M.
SEPTEMBER 19, 2024	THURSDAY	7:00 P.M.
OCTOBER 17, 2024	THURSDAY	7:00 P.M.
NOVEMBER 21, 2024	THURSDAY	7:00 P.M.
DECEMBER 19, 2024	THURSDAY	7:00 P.M.

The following is the Regular Meeting Agenda of Lodi Housing Authority:

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- NOTICE OF MEETING
- ROLL CALL
- BIDS
- APPROVAL OF MINUTES
- COMMUNICATIONS
- REPORT OF ATTORNEY
- REPORT OF ACCOUNTANT
- REPORT OF SECURITY
- MONTHLY BILLS – PUBLIC HOUSING & SECTION 8
- REPORT OF EXECUTIVE DIRECTOR
- REPORT OF DEPUTY EXECUTIVE DIR./ADMIN. OF SECTION 8/HOUSING MANAGER
- RESOLUTIONS
- REPORT OF COMMISSIONERS
- UNFINISHED BUSINESS
- OLD BUSINESS
- NEW BUSINESS
- GOOD AND WELFARE
- HEARING OF CITIZENS
- CLOSED SESSION – ATTORNEY-CLIENT PRIVILEGED DISCUSSIONS
- ADJOURNMENT

Any changes to the above-scheduled Regular Meeting dates require 48-hour notice. Any Special Meeting will be held with 48-hour notice prior to Special Meeting.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

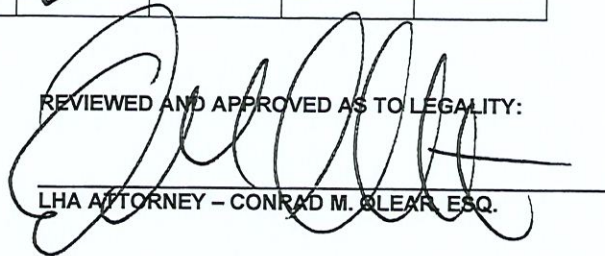
RESOLUTION NO. 23-05

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	/			
	Commissioner S. De Nobile	/			
	Commissioner A. Di Chiara				
	Commissioner R. Riley, Jr.	/			✓
	Vice Chairman P. V. Lynch	✓			
M	Chairman R. Marra	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. GLEASON, ESQ.

**DESIGNATION OF FUND COMMISSIONER FOR THE
NJ PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
(NJPHA JIF) FOR FUND YEAR 2024**

WHEREAS, Lodi Housing Authority (LHA) is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its representative to said Fund.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Lodi Housing Authority does hereby appoint **Thomas DeSomma, Executive Director/Secretary Treasurer**, as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the **Fund Year 2024**.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023


EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 23-06

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	✓			
	Commissioner A. Di Chiara				
	Commissioner P. V. Lynch <i>V-Chairman</i>	✓			✓
M	Commissioner R. Marra <i>Chairman</i>	✓			
	Vice Chairman R. Riley, Jr. <i>Commissioner</i>	✓			
	Chairman S. De Nobile <i>Commissioner</i>	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:


LHA ATTORNEY – CONRAD M. CLEAR, ESQ.

**CY 2024 ACRISURE LLC (dba SCIROCCO GROUP)
NJPHA JIF CONSULTANT AGREEMENT**

This Agreement effective the 1st day of January 2024 between Lodi Housing Authority (hereinafter referred to as Authority) and **Acrisure LLC** (dba Scirocco Group), 777 Terrace Avenue, Hasbrouck Heights, NJ 07604 (hereinafter referred to as the Consultant).

WHEREAS, the Consultant has offered the Authority professional risk management consulting services as required in the bylaws of the New Jersey Public Housing Authority Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Funds; and

WHEREAS, the Authority desires these professional services pursuant to the resolution adopted by the governing body of the Authority at a meeting held; and

NOW, THEREFORE BE IT RESOLVED, the parties in consideration of the mutual promises and covenants set forth herein, agree as follows:

1. For and in consideration of the amount stated hereinafter, the Consultant shall:
 - a. Assist the Authority in identifying its insurable Property & Casualty exposures and to recommend professional methods to reduce, assume or transfer the risk or loss.
 - b. Assist the Authority in understanding the various coverages available from the New Jersey Public Housing Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund.
 - c. Review with the Authority any additional coverages that the Consultant feels should be carried but are not available from the Fund and, subject to the Authority’s authorization, place such coverages outside the Fund.
 - d. Assist the Authority in preparation of applications, statements of values, and similar documents requested by the Fund, it being understood that this Agreement does not include any appraisal work by the Consultant.
 - e. Review Certificates of Insurance from contractors, vendors, and professionals when requested by the Authority.
 - f. Review the Authority’s assessment as prepared by the Fund and assist the Authority in the preparation of its annual insurance budget.
 - g. Review the loss and engineering reports and generally assist the safety committee in its loss containment objectives. Also, attend no less than one (1) Authority safety committee meeting per annum to promote the safety objectives and goals of the Authority and the Fund.

- h. Assist where needed in the settlement of claims, with the understanding that the scope of the Consultant's involvement does not include the work normally done by a public adjuster.
 - i. Perform any other risk management related services required by the Fund's bylaws.
1. In exchange for the above services, the Consultant shall be compensated in the following manner:
- a. The Authority authorizes the Fund to pay its Consultant compensation for services rendered an amount equal to 6% of the Authority's annual assessment as promulgated by the Fund. Said fee shall be paid to the Consultant within 30 days of payment of the Authority's assessment.
 - b. For any insurance coverages authorized by the Authority to be placed outside the Fund, the Consultant shall receive as compensation the normal brokerage commissions paid by the insurance company. The premiums for said policies shall not be added to the Fund's assessment in computing the fee outlined in 2a.
 - c. If the Authority shall require of the Consultant extra services other than those outlined above, the Consultant shall be paid by the Authority a fee at the rate of n/a per hour in addition to actual expenses incurred.

Political Contribution Disclosure – This Contract has been awarded to Acrisure LLC (dba Scirocco Group) based on the merits and abilities to provide the goods or services as described herein. This Contract has been awarded through a "fair and open process" pursuant to NJSA 19:44A-20.4 et seq. As such, the undersigned does hereby attest that Acrisure LLC (dba Scirocco Group), its subsidiaries, assigns, or principals controlling in excess of 10% of the company will submit within ten (10) days of Authorizing Notice, the Political Disclosure Form required under the Election Law Enforcement Commission pursuant to NJSA 19-44A-8 or 19:44A-16, in the one-year period preceding the award of the Contract that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this Contract, nor will it make a reportable contribution during the term of the Contract to any political party committee in the Lodi Housing Authority if a member of that political party is serving in an elective public office of the Lodi Housing Authority when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Lodi Housing Authority when the Contract is awarded.

The term of this Agreement shall terminate 12/31/24. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than 30 days thereafter. In the event of termination of this Agreement, the Consultant's fees outlined in 2a above shall be prorated to date of termination.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Tuesday November 16, 2023



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

CONSULTANT:
Acrisure LLC (dba Scirocco Group)

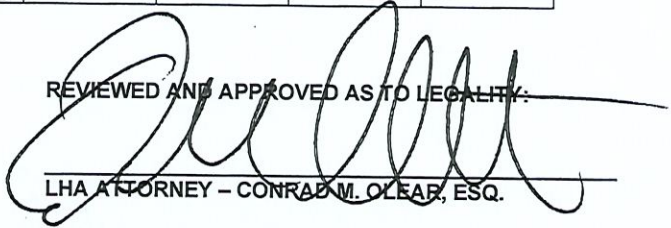
John M. Scirocco, Jr.

RESOLUTION NO. 23-07

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	✓			
Commissioner A. Di Chiara				✓
Commissioner P. V. Lynch <i>V-Chairman</i>	✓			
Commissioner R. Marra <i>Chairman</i>	✓			
Vice-Chairman R. Riley, Jr. <i>Commissioner</i>	✓			
Chairman S. De Nobile <i>Commissioner</i>	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

 LHA ATTORNEY – CONRAD M. O'LEARY, ESQ.

**EXECUTIVE DIRECTOR RETIREMENT EFFECTIVE 03/01/2024
 AGREEMENT/AUTHORIZATION/PAYOUT OF
 ACCRUED LEAVE PAYMENTS OVER 2-YEAR PERIOD**

WHEREAS, on November 16, 2023, Thomas DeSomma, Executive Director of Lodi Housing Authority (Authority) having almost 45 years of service at the Authority; and

WHEREAS, the Executive Director has submitted his Notice of Retirement (attached) effective 03/01/24; and

WHEREAS, the Authority's Board of Commissioners (Board) hereby accepts the Executive Director's Retirement Notice to be effective 03/01/24; and

WHEREAS, the Board has adopted Employee Personnel Policies defining eligible benefits for employees upon retirement and in some instances, to be paid on a 3-year basis; and

WHEREAS, Retiree's Notice of Retirement requested the Board consider a 2-year payment of eligible benefits; and

WHEREAS, Retiree entitled payments are identified in the attached Memorandum of Understanding; and

WHEREAS, Board recognizes it has the option to authorize 1,2,3 payments of retiree payout of eligible benefits; and

WHEREAS, the Authority has sufficient Funding Availability to pay Retiree based upon a 2-year payout; and


WHEREAS, the Board recognizes Retiree's almost 45 years of service and request for a 2-year payout as outline in the attached Memorandum of Understanding; and

WHEREAS, the Board hereby accepts the Executive Director Thomas DeSomma's Retirement effective 03/01/24.

NOW, THEREFORE, BE IT RESOLVED, the Board authorizes a 2-year payout to Retiree as detailed in the attached Memorandum of Understanding.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board agrees that in the event of Retiree's passing or separation of service prior to full payment of Retiree's eligible benefits, the payments will be paid to Retiree's Estate.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023

 EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI
HOUSING
AUTHORITY

A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue ■ Lodi, New Jersey 07644

Thomas DeSomma
Executive Director/Secretary-Treasurer
973-470-3650 FAX 973-778-1429
thomasd@lodihousing.org

November 16, 2023

Chairman/Board of Commissioners
Lodi Housing Authority
50 Brookside Avenue
Lodi, NJ 07644

SUBJECT: NOTICE OF RETIREMENT EFFECTIVE MARCH 1, 2024

Dear Chairman & Board:

As required within Lodi Housing Authority's Personnel Policy, please be advised of my intent to retire effective March 1, 2024.

My formal letter to the Board will be submitted at either the January 2024 or February 2024 Regular Board Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas DeSomma', written in a cursive style.

Thomas DeSomma
Executive Director

TDS:caf

RESOLUTION NO. 23-08

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
5 Commissioner D. J. Cody	/			
Commissioner S. De Nobile				
Commissioner A. Di Chiara	/			/
Commissioner R. Riley, Jr.	/			
Vice Chairman P. V. Lynch	/			
M Chairman R. Marra	/			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

[Signature]
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

STIPEND FOR RE-ASSIGNMENT OF ADDITIONAL WORK DUTIES – SUPERVISOR OF ACCOUNTS (NICOLE FERRARA) EFFECTIVE DECEMBER 1, 2023

WHEREAS, the Board of Commissioners (Board) of Lodi Housing Authority (LHA) adopted Resolution #18-48 and #20-20 entitled "Revision to Employee Title/Salary Step Guide" on 09/26/19 and 02/25/21; and

WHEREAS, said Salary Guide was adopted and, subsequently, additional work assignment/responsibilities have been designated to Nicole Ferrara, Supervisor of Accounts; and

WHEREAS, the re-assignment of additional work duties/responsibilities referenced below are the result of the Executive Director's decision to centralize common financial duties/functions/reporting necessary for issuance/payment of PH/S8 payroll, health/dental benefits, PERS payments/IROC reporting, drawdown of HUD funding, etc. These additional re-assigned work duties/responsibilities consist of but are not limited to:

- Payroll;
- TEPS/IROC – electronic submission of payments for pension (employee/ employer), group life insurance, health;
- Dental;
- Aflac;
- HUD ELOCCS – drawdown of HUD funding for PH/S8;
- Maintenance Work Order Program (electronic) – printing of all necessary reports; and
- Any other financial payments requiring online submission.

WHEREAS, the Board hereby recognizes these re-assigned work duties as additional work assignments which were not taken into consideration upon adoption of Employee Title/Salary Guide previously adopted as referenced above; and

NOW, THEREFORE, BE IT RESOLVED, the Executive Director hereby recommends for the re-assignment/additional permanent work duties now assigned to Nicole Ferrara, Supervisor of Accounts, a Stipend of \$5,000.00 be paid effective December 1, 2023.

NOW, THEREFORE, BE IT FURTHER RESOLVED, based upon the Executive Director's recommendation, permanent re-assignment of additional work duties, referenced herein, the Board hereby Authorizes the \$5,000.00 Stipend to be added to employee's base pay for Supervisor of Accounts (Nicole Ferrara) effective December 1, 2023 (applicable Salary Guide adopted by Resolution #18-48 will be amended to reflect said Stipend) and further authorizes this action shall be reflected in LHA FYE 09/30/24 PH/Section 8 Budget Revision Process.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023

[Signature]
EXECUTIVE DIRECTOR/SECRETARY-TREASURER

RESOLUTION NO. 23-09

Governing Body Recorded Vote – Members:

	Board Members	Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	/			
	Commissioner S. De Nobile	/			
	Commissioner A. Di Chiara				/
	Commissioner R. Riley, Jr.	/			
	Vice Chairman P. V. Lynch	/			
A	Chairman R. Marra	/			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

AUTHORIZATION FOR SUBMISSION OF APPLICATION FOR 2024-2025 BERGEN COUNTY COMMUNITY DEVELOPMENT (BCCD) GRANT FUNDING FOR PHASE II – REPLACEMENT OF De VRIES PARK DOMESTIC HOT WATER TANK SERVICING 100 UNITS CONSISTING OF LOW/MODERATE INCOME FAMILIES

WHEREAS, Lodi Housing Authority (LHA) Board of Commissioners (Board) wishes to submit applications to the County of Bergen for the 2024-2025 Community Development Block Grant Funding for:

- Phase II – Replacement of the De Vries Park domestic hot water tank servicing 100 units consisting of low/moderate income families

WHEREAS, upon the Borough of Lodi’s Mayor/Council’s adoption of the required endorsing resolution, said resolution will be forwarded.

NOW, THEREFORE, BE IT RESOLVED, the applications referenced herein for 2024-2025 BCCD Funding is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board hereby authorizes the Executive Director to forward copies of the 2024-2025 Funding Applications to the County of Bergen requesting consideration to approve Lodi Housing Authority’s 2024-2025 BCCD Grant Applications.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023

EXECUTIVE DIRECTOR/SECRETARY-TREASURER



Powered by ZoomGrants™ and

Bergen County Division of Community Development

2024 CDBG

Deadline: 12/15/2023

Lodi Housing Authority

Phase II for Replacement of 1500 Gallon Indirect Domestic Hot Water Heater

[Jump to: Application Questions](#) [Budget](#) [Tables](#) [Documents](#)

\$ 125,000.00 Requested

Project Contact

Gary Luna
garyl@lodihousing.org
Tel: 9734703650 x20

Additional Contacts

none entered

Lodi Housing Authority

50 Brookside Ave
Lodi, NJ 07644-3256

Executive Director

Thomas DeSomma
thomasd@lodihousing.org

Telephone 973-470-3650

Fax 973-778-1429

Web www.lodihousing.org

[Application Questions](#) *top*

Organizational Information

1. Indicate the activity for which you are applying for funding:

Housing Rehabilitation and Public Facilities Improvements requires the applicant to be the owner of the property or as a lease holder we will require a copy of the 15 years lease.

- Acquisition
- Public Facilities Improvement, Barrier free
- Public Service - NEW

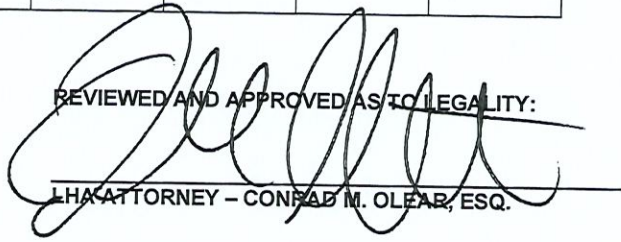
RESOLUTION NO. 23-10

Governing Body Recorded Vote – Members:

Board Members	Aye	Nay	Abstain	Absent
Commissioner D. J. Cody	✓			
Commissioner S. De Nobile	✓			
Commissioner A. Di Chiara				✓
Commissioner R. Riley, Jr.	✓			
Vice Chairman P. V. Lynch	✓			
Chairman R. Marra	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

APPEAL OF 3 NOTICES OF VIOLATIONS ISSUED BY LODI FIRE MARSHAL ON 03/23/23

WHEREAS, on March 23, 2023, Lodi Housing Authority (LHA) Executive Director was handed 3 Notices of Violations by Lodi Fire Marshal Paul Wancko; and

WHEREAS, a hearing had been scheduled for November 9, 2023 before the Bergen County Construction Board of Appeals (CBOA) but was adjourned (with no known new date at this time); and

WHEREAS, in the event the Bergen County CBOA's decision is adverse to LHA; and

WHEREAS, such appeal process would be considered Extraordinary Litigation and would further require immediate filing with court of jurisdiction; and

WHEREAS, since the 11/09/23 hearing was adjourned with no known date at this time, said appeal would require an emergency meeting be scheduled to authorize the appeal and extraordinary litigation.

NOW, THEREFORE, BE IT RESOLVED, rather than schedule an Emergency Meeting in the event of an adverse ruling by the Bergen County CBOA, the LHA Board hereby authorizes filing of said appeal and classifies such action at Extraordinary Litigation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, in the event the Bergen County CBOA finds on behalf of LHA, the Board recognizes that such action authorizing the appeal shall be null and void.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023



EXECUTIVE DIRECTOR/SECRETARY-TREASURER

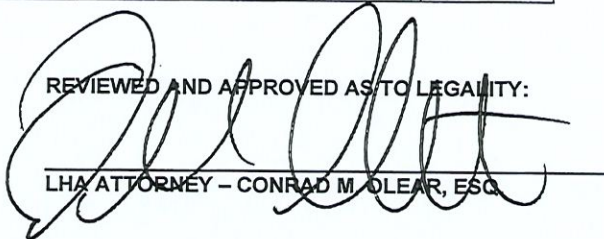
RESOLUTION NO. 23-11

Governing Body Recorded Vote – Members:

Board Members		Aye	Nay	Abstain	Absent
S	Commissioner D. J. Cody	✓			
	Commissioner S. De Nobile				
	Commissioner A. Di Chiara	✓			✓
	Commissioner R. Riley, Jr.	✓			
	Vice Chairman P. V. Lynch	✓			
M	Chairman R. Marra	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:



LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

BUDGET REVISION #1 – PUBLIC HOUSING & SECTION 8 OPERATING BUDGETS – FYE 09/30/24

WHEREAS, the FYE 09/30/24 Public Housing & Section 8 Operating Budgets of Lodi Housing Authority (LHA) were previously adopted/approved by Board Resolution (#22-31) on 09/28/23 and NJDCA; and

WHEREAS, recent and unforeseen Income and Expenses will impact LHA's FYE 09/30/24 Public Housing & Section 8 Operating Budgets; and

WHEREAS, the US Department of Housing and Urban Development (HUD) recommends a Budget Revision be processed explaining such changes to Income and Expenses; and

WHEREAS, these unforeseen income and projected expenses (attached) will impact LHA's FYE 09/30/24 Operation Budgets in addition to Executive Director's upcoming retirement and subsequent payout of accrued leave time as approved in Resolution #22-07 and due to re-assignment of employee work duties approved within Resolution #23-08.

NOW, THEREFORE, BE IT RESOLVED, due to these unforeseen expenses/income referenced herein affecting the Public Housing and/or Section 8 Accounts (as detailed in attached summary) is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED, LHA's Executive Director/ Secretary Treasurer is further authorized to implement all changes reflected in Revision #1 and process any and all required changes and notices to HUD and the NJ Division of Local Government Services, as may be required.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday November 16, 2023



EXECUTIVE DIRECTOR/SECRETARY-TREASURER